



ROADMAP TO SUCCESS

ADVANCING DEVELOPMENT OF THE AVTEX & HAPPY CREEK TECHNOLOGY PARKS



JOINT MEETING AGENDA

May 10, 2016

6:00 pm - WC Public Safety Building

1. Call Meeting to Order - Mayor Darr & Chairwoman Wines
2. Overview of Avtex & Happy Creek Technology Parks
3. Future Development Wishlist
4. Existing Utility Infrastructure
5. Existing Road Network
6. Short Term Goals (Utility, Road, & Development)
7. Long Term Goals (Utility, Road, & Development)
8. Meeting Adjourned - Mayor Darr & Chairwoman Wines



ROADMAP TO SUCCESS

ADVANCING DEVELOPMENT OF THE AVTEX & HAPPY CREEK TECHNOLOGY PARKS



MISSION

The Town of Front Royal desires to identify and provide the infrastructure needs for the Economic Development Authority to successfully market and develop the Avtex/Royal Phoenix Site and the Happy Creek Technology Parks.

AVTEX/ROYAL PHOENIX OVERVIEW

The Avtex/Royal Phoenix site is a 147 acres of property that has been reclaimed from its previous Superfund status. Currently, IT Federal has committed to purchase 30.09 acres identified at Lot 6 and is working to develop their site plan. The Town, County, and EDA are working towards the design and construction of the extension of Main Street through the property. The property is zoned Mixed-Use Campus Development to facilitate a mix of commercial and light-industrial development. A copy of permitted uses for this Zoning District is included for review.

Roadway

Main Street extended through the site is proposed to be a two lane road with bicycle lanes and sidewalks. The road pavement will be extended to allow on-street parking at Lot 6. A copy of the typical section is included.

Electric

Electric service for the Avtex/Royal Phoenix site will be provided by the Town's existing electrical substation located at the northeast corner of the site. The substation is a 13.2 kilovolt (kV) substation that can provide single and 3 phase secondary service to commercial and industrial development. Currently, there is approximately 10 megawatt (MW) of capacity available at the substation.

The electrical demand for the IT Federal development has not been provided by the developer to the Town.

If future development of the site will exceed the available capacity, the existing substation can be upgraded to provide an estimated 10 MW of capacity at up to 35 kV for approximately \$2.5 million.

If the site will require serve at a voltage higher than 35 kV, a second substation can be constructed on approximately 1.5 acres to allow an additional 60 MW of capacity at up to 138 kV. This substation would need to be located on the southern end of the property to allow a connection to the First Energy

138 kV line. The cost estimate to construct this second substation is between \$3 and \$5 million depending upon the required capacity.

Water

The Town's Water Treatment Plant is designed to treat up to 6 million gallons per day (mgd) and is permitted to withdraw up to 4 mgd from the Shenandoah River. The plant currently produces a daily average of about 2 mgd.

The Avtex/Royal Phoenix site can be served by a 6" watermain on Kendrick Lane and by a 12" watermain on Kerfoot Avenue. The plan is to connect these watermains by a waterline to serve the site that will be installed as part of the extension of Main Street through the property.

Service of up to 500,000 gpd can be accommodated at the site. Additional service would need to be evaluated to ensure system integrity.

Sewer

The Town's Wastewater Treatment Plant is being upgraded to treat up to 5.3 mgd from its current 4.0 mgd with the improvements anticipated to be completed in 2017. The plant currently treats a daily average of about 2.5 mgd.

The site will be served by an 8" sewer main on West 11th Street and an 8" sewer main on Kerfoot Avenue. It is planned to construct two lift stations on the site to transmit solid waste to either the north or south existing sewer main.

Discharge from both existing sewer mains is transmitted to the Riverton Lift Station that receives sewage from the west side of the Town and from the Rt 522 Corridor. The lift station is designed to transmit up to 5.47 mgd and currently receives a daily average of 1.0 mgd. The lift station is 35 years old and is planned for rehabilitation in the near future.

Happy Creek Technology Park

The Happy Creek Technology Park is a partially developed industrial park located west of Shenandoah Shores Road. The EDA currently has the following property available for development: 66.93 acres that are zoned I-2; 62.64 acres that are zoned R-1 in the Town; and 18.80 acres located in Warren County. The EDA has recently approved construction of a law enforcement training facility at the site.

Roadway

The Town, County, and EDA are working towards the construction of the Leach Run Parkway that will improve access to Shenandoah Shores Road. The Parkway improvements to Happy Creek Road are planned to be completed at the end of 2016. A flyover is proposed to provide a direction connection to Shenandoah Shores Road with a grade separated crossing of the railroad. The current estimate for the flyover segment is \$20 million.

The Town is continuing to evaluate funding opportunities to construct the second phase of improvements to Happy Creek Road from the end of Phase I to the Leach Run Parkway. Design and construction of the project should be completed within 1.5 years of funding.

Electric

Electric service for the Happy Creek Technology Park is provided by an 13.2 kV electrical substation that can provide single and 3 phase secondary service to industrial development. Currently, there is approximately 7.5 megawatt (MW) of capacity available at the substation.

If future development of the site will exceed the available capacity, the existing substation can be upgraded to provide an additional estimated 13 MW of capacity at up to 35 kV for approximately \$1.0 million.

If the site will require serve at a voltage higher than 35 kV, a second substation can be constructed on approximately 1.5 acres to allow an additional 60 MW of capacity at up to 138 kV. This substation would need to be located north of the Town limits to allow a connection to the First Energy 138 kV line. The cost estimate to construct this second substation is between \$3 and \$5 million depending upon the required capacity.

Water

The Town's Water Treatment Plant is designed to treat up to 6 million gallons per day (mgd) and is permitted to withdraw up to 4 mgd from the Shenandoah River. The plant currently produces a daily average of about 2 mgd. The northeastern side of Town including the Technology Park is served by the 3.0 MG tank on John Marshall Highway that is served by the Jamestown Road Pumping Station that has a capacity of 0.6 mgd.

The Technology Park can be served by a 10" watermain loop from Shenandoah Shores Road.

Service of up to 500,000 gpd can be accommodated at the site. Additional service would require upgrades to the Jamestown Road Pumping Station that are estimated at \$2.5 million.

Sewer

The Town's Wastewater Treatment Plant is being upgraded to treat up to 5.3 mgd from its current 4.0 mgd with the improvements anticipated to be completed in 2017. The plant currently treats a daily average of about 2.5 mgd.

The site will be served by an 15" sewer main that conveys sewage to the Happy Creek Lift Station #1. The lift station has a design capacity of 0.65 mgd. The average annual discharge to the lift station is 0.04 mgd. The discharge capacity of the lift station could be increased to 1.3 mgd at an estimated cost of \$750,000.



ZONING MAP



Zoning Overlay Districts Map Key

- Centerline of Entrance Corridor Overlay District
- Historic Front Royal Districts

ZONING DISTRICTS MAP KEY

Zoning Districts

- A-1 Agricultural and Open Space Preservation District
- C-1 Community Business District
- C-2 Downtown Business District
- C-3 Highway Corridor Business District
- I-1 Limited Industrial District
- I-2 Industrial Employment District
- MCD Mixed-Use Campus Development District
- PND Planned Neighborhood Development District
- R-1 Residential District
- R-1A Residential District
- R-2 Residential District
- R-3 Residential District
- R-E Estate Residential District
- R-S Suburban Residential District

MAP KEY

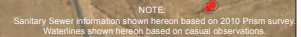
- 2014 Town Boundary
- Interstate Highway
- Primary Roads 546 55 522
- Norfolk Southern Railway
- Surface Water

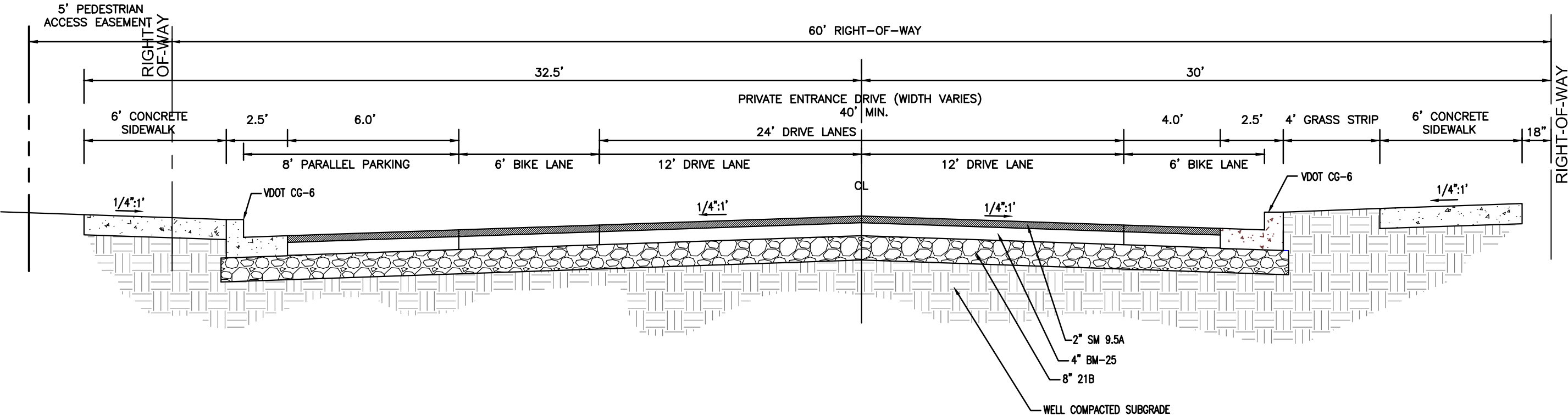
1,250 625 0 1,250 2,500 3,750 5,000 Feet

TOWN OF FRONT ROYAL, VIRGINIA

PREPARED BY THE
DEPARTMENT OF PLANNING & ZONING
REVISED JUNE 2015
D.G. MERCHANT, CARTOGRAPHER

NOTES:
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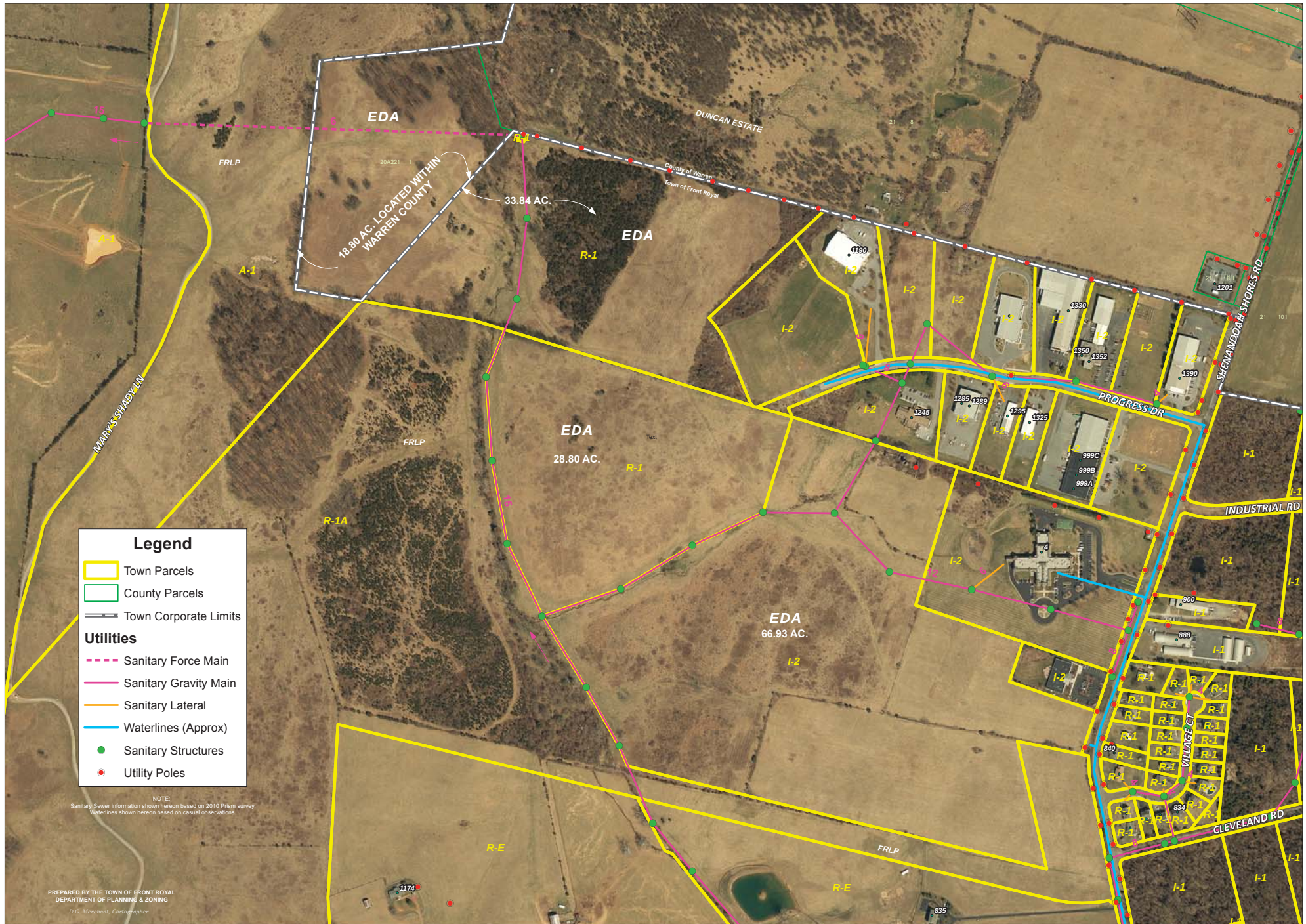


WEST MAIN STREET EXTENSION TYPICAL SECTION WITH PARALLEL PARKING

NO SCALE

Happy Creek Industrial Park Planning Map

600 300 0 600 Feet
MAY 2016



2. All parking areas and access aisles shall be paved.

MIXED-USE CAMPUS DEVELOPMENT (MCD) DISTRICT

(Adopted 3-12-12)

175-53.9 STATEMENT OF INTENT

The purpose for establishing the MCD District is to implement the policies of the Comprehensive Plan that support the redevelopment or development of large tracts of land for principally non-residential purposes. In addition, the MCD District is intended to encourage greater creativity through regulations that are more flexible than the traditional zoning districts of this Chapter. The regulations of the MCD District are designed to permit development that includes a mixture of commercial, industrial and organizational land uses within a planned campus environment. The regulations herein will protect the health and safety of Town citizens while promoting the public's general welfare through the establishment of new economic development opportunities for the promotion of jobs, tax revenue, and a vibrant community.

175-53.10 PERMITTED USES

A. By-Right. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the MCD District, the following uses of land and buildings are permitted by-right in the MCD District:

RESIDENTIAL:

Caretaker quarters
Nursing Homes

COMMERCIAL:

Appliance stores and repair services
Assembly Halls
Automobile and truck sales lots and leasing agencies
Bakeries
Barber and beauty shops
Car washing
Catering Services
Department Stores
Drugstores
Florist shops/floral designers
Funeral Homes
Furniture stores
Grocery stores

Hardware stores
Hospitals
Laundries, Laundromats and dry cleaners
Lumber and building supply, with storage under cover
Machinery sales and services
Newspaper and other printing establishments
Personal Services
Retail Stores
Pharmaceutical Center
Professional and Business Offices
(Amended to remove “*public*” offices 6-22-15-Effective Upon Passage)
Recreational Facility, Commercial
Recreational Facility, Public
Restaurant, except drive-in
Shopping Center
Technology Businesses
Theatres, Indoor
Veterinary hospitals
Wearing-apparel stores
Wireless Telecommunication Facilities

INDUSTRIAL:

Contractor’s offices, display rooms and storage
Light Manufacturing

ORGANIZATIONAL:

College or university, without living quarters
Community Center
Government Offices and Buildings
Schools, adult instructional facilities only
Churches
Parks and Playgrounds
Public utilities
Public events.
Public garage
Public transportation terminals
Public facilities
Commuter Parking Facilities
Fire and rescue squad stations
Libraries
Radio and television broadcasting stations, studios or offices
Art galleries and museums

MISCELLANEOUS:

Accessory uses, structures and buildings
Communal Garage
Home occupations

Open Space and Conservation Areas
Parking lot
Private Garage
Signs
Special childcare services.

(Added “*Signs & Special Childcare Services*” 6-22-15-Effective Upon Passage)

B. Special Use Permit. The following uses are permitted within the MCD District only by approval of a special use permit or where specifically designated on an approved Concept Plan, except as prohibited or restricted by separate restrictions of record that may pertain to property within the MCD District:

RESIDENTIAL:

Multi-family
Single-family attached or detached

COMMERCIAL:

Automobile Repair
Day Care and Day Care Facilities
Motels, hotels, lodging and tourist homes
Gasoline Sales
Restaurant, Drive-In

INDUSTRIAL:

Distribution facilities
Medium Industrial
Mini-Storage Facility
Wholesale and warehouse establishments

ORGANIZATIONAL:

College or university, with living quarters
Schools, other than adult instructional facilities

MISCELLANEOUS:

175-53.11 REVIEW AND CREATION

A. The MCD District may only be established for properties that consist of at least 50 contiguous acres of land area.

B. In addition to the requirements of this Chapter, the following additional information shall be submitted with an application to rezone, or conditional rezone, property to the MCD District.

1. Concept Plan. A Concept Plan shall be submitted with an application for rezoning or conditional rezoning. The Concept Plan shall illustrate how the property is intended to be developed, and how the proposed development will conform to Town ordinances, including any associated proffers, and the Comprehensive Plan. When illustrating the

E. Sufficient area shall be provided to adequately screen permitted uses from adjacent business and residential districts and for off-street parking, which shall be in accordance with the provisions set forth in Section 175-104.

F. The Administrator shall act on any application received within thirty (30) days after receiving the application. If formal notice in writing is given to the applicant, the time for action may be extended for a thirty-day period. Failure on the part of the Administrator to act on the application within the established time limit shall be deemed to constitute approval of the application.

INDUSTRIAL EMPLOYMENT DISTRICT (I-2)

(Amended 1-23-95 Repealed former Heavy Industrial I-2)

175-64 STATEMENT OF INTENT (I-2)

The I-2 Industrial Employment District is designed to:

A. Enable the establishment of industrial and employment uses and structures in appropriate locations of the town.

B. Prevent land or structures from being used in a manner so as to create any dangerous, injurious, noxious or otherwise objectionable risk of fire, explosion, radioactivity or other hazardous condition; noise or vibration, smoke, dust, odor or other form of air pollution; electrical or other disturbance, glare or heat; liquid or solid waste; or other condition that would detract from the residential and commercial desirability of the adjoining areas.

C. Provide controls and standards for the establishment of industrial and employment uses and structures in keeping with the purposes of this Article and the Front Royal Comprehensive Plan.

175-65 USE REGULATIONS (I-2)

A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the I-2 District, the following uses of land and buildings are permitted by-right in the I-2 District:

RESIDENTIAL:

Caretaker quarters

COMMERCIAL:

Automobile and truck sales lots and leasing agencies, in accordance with 175-44.E

Automobile garage (auto repair)

Automobile service stations (gas stations)

Business Offices

Coal and wood yards, lumberyards and feed/seed stores

Commuter parking facilities

Contractor's offices, display rooms and storage

Furniture stores

Lumber and building supply
Professional Offices
Technology Business
Veterinary hospitals

(Amended to Add “Business Offices; Professional Offices; Technology Business” 3-28-16-Eff.e Upon Passage)

INDUSTRIAL:

Distribution facilities
Light Manufacturing
Woodworking and upholstery shop.
Wholesale

ORGANIZATIONAL:

Laboratory, pharmaceutical and/or medical
Schools

(Amended to Add “Schools” 3-28-16-Effective Upon Passage)

MISCELLANEOUS:

Accessory uses, structures and buildings
Home occupations
Open Space
Public facilities.
Public parks and playgrounds
Public utilities
Signs, as set forth in Section 175-106
Special childcare services
Such other uses as determined similar to one or more enumerated uses by the Zoning Administrator

B. The following uses are permitted within the I-2 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the I-2 District:

RESIDENTIAL:

COMMERCIAL:

Airport (including heliports)
Assembly Halls.
Barber and beauty shops
Catering Services
Clubs
Daycare and daycare facilities
Kennels
Recreation facility, commercial
Restaurant, including drive-in restaurants
Retail Stores

(Added “Technology Business” 6-26-00-Effective Upon Passage)

(Added “Kennels” 4-14-03-Effective Upon Passage)

(Added “Recreation Facility, Commercial” 7-28-08-Effective Upon Passage)

(Added “Catering Services” 1-28-11-Effective Upon Passage)

(Amended by moving Business Offices; Prof Offices, Tech Business to (A) above 3-28-16-Effective Upon Passage)

INDUSTRIAL:

Automobile Graveyard

Hazardous Material Storage

Heavy Manufacturing

Medium Manufacturing

Scrap metal processing

ORGANIZATIONAL:

MISCELLANEOUS:

Any use permitted under Section 175-65.A., or specifically listed above under this subsection, that proposes to occupy a building or structure that exceeds the height requirements of Section 175-67, subject to the requirements of Section 175-136. Additional heights approved by a special use permit shall be required to increase the required setback and yard area requirements by an equivalent distance from each property line.

Communications Towers and cable television facilities, with wireless telephone (cell phone) communications tower subject to the supplemental provisions prescribed in Section 175-110.4.

Conservation Areas

Mini-warehouses

Parking Structures

(Added “Wireless Telephone” 9-26-05-Effective Upon Passage)

(Amended reference to portable storage containers 7-25-05-Effective Upon Passage)

(Amended Entire Section 6-22-15-Effective Upon Passage)

175-66 AREA REGULATIONS (I-2)

A. Minimum lot size: twenty thousand (20,000) square feet.

B. Minimum lot width: eighty (80) feet.

C. Minimum district size: ten (10) acres.

(Amended 8-12-91-Effective Upon Passage)

175-67 MAXIMUM HEIGHT OF BUILDINGS (I-2)

A. All buildings and structures: seventy-five (75) feet, except as provided for in Section 175-65B.

B. Exemptions to height requirements:

4. The approved front yard established by this Code Section shall only be changed by review and approval of a revised final plat approved by the Planning Commission. Such future requests shall be approved if the Planning Commission determines that the proposed front yard is consistent with other properties along the same street frontages.

B. The side yard setback on the side facing the side street shall be fifty (50) feet or more for main buildings, and fifty (50) feet or more for accessory buildings.

C. Each corner lot shall have a minimum width at the setback line of two hundred (100) feet.

D. The rear yard setback if facing a street shall be fifty (50) feet or more for both main and accessory buildings.

(Amended “A-C” and Added “D” 6-22-15-Effective Upon Passage)

RESIDENTIAL DISTRICT (R-1)

175-11 STATEMENT OF INTENT (R-1)

The R-1 District is composed of quiet, low-density residential areas, plus undeveloped areas where similar residential construction appears likely to occur. The standards set forth for this district are designed to stabilize and protect the essential character of the areas so delineated, to promote and encourage a suitable environment for family life where there are children, to provide areas for suitable expansion of the Town as facilities are provided and to prohibit all commercial activities. Development is, therefore, limited to relatively low concentration, and permitted uses are limited to single-unit dwellings, plus selected additional uses, such as schools, parks, churches and certain public facilities that serve the residents of the district. Mobile homes or rooming houses are prohibited.

175-12 USES PERMITTED BY RIGHT(R-1)

A. Subject to the standards and requirements set forth in this Chapter, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-1 District, the following uses of land and buildings are permitted by-right in the R-1 District:

RESIDENTIAL:

Single-family dwellings, detached

COMMERCIAL:

INDUSTRIAL:

ORGANIZATIONAL:

Churches

Public libraries

Schools

MISCELLANEOUS:

Accessory uses, structures and buildings

Home occupations

Open space and conservation areas

Public facilities

Public parks and playgrounds

Public utilities

Signs, as set forth in Section 175-106

Special childcare services

Such other uses as determined similar to one or more enumerated uses by the Zoning Administrator

(Amended Section 10-10-94, 7-25-05 and 6-22-15-Effective Upon Passage)

175-12.1 USES PERMITTED BY SPECIAL PERMIT (R-1)

A. The following uses are permitted within the R-1 District only by approval of a special use permit, except as prohibited or restricted by separate restrictions of record that may pertain to property within the R-1 District:

RESIDENTIAL:COMMERCIAL:

Bed and Breakfasts, as set forth in Section 175-107.2

Day care, and day-care facilities as set forth in the Town Code Section 175-107.1

INDUSTRIAL:ORGANIZATIONAL:

Community Centers.

Fire and Rescue Squads and Police Stations.

MISCELLANEOUS:

Any use permitted under Section 175-12, or specifically listed above under this subsection, that proposes to occupy a building or structure that exceeds the height requirements of Section 175-17, subject to the requirements of Section 175-136. Additional heights approved by a special use permit shall be required to increase the required setback and yard area requirements by an equivalent distance from each property line.

Such other uses as determined similar to one or more enumerated uses by the Zoning Administrator.

(Added Entire Section 10-23-89 ; Amended 1-10-96, 7-28-08 and 6-22-15-Effective Upon Passage)

175-12.2 MODEL HOMES AND SALES OFFICES (R-1)